

005.0

0001

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

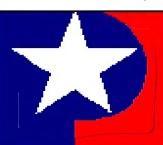
Total Card / Total Parcel
770,400 / 770,400

USE VALUE:

770,400 / 770,400

ASSESSED:

770,400 / 770,400


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 70-72 | | BROOKS AVE, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-------------------------------|--|
| Owner 1: MACNEILL WARREN H JR | |
| Owner 2: LIFE ESTATE | |
| Owner 3: | |

Street 1: 70 BROOKS AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,599 Sq. Ft. of land mainly classified as Two Family with a Multi- TnhS Building built about 1920, having primarily Vinyl Exterior and 2250 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 6599 | | Sq. Ft. | Site | | 0 | 80. | 0.89 | 1 | | | Other | -5 | | | | | 469,657 | | | | | | 469,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | | | | | | Land Size | | Building Value | | Yard Items | | Land Value | | Total Value | | Legal Description | | | | User Acct | |
|-------------------------|--|--|--|--|--|--|-----------|--|--------------------------------|--|------------|--|----------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 104 | | | | | | | 6599.000 | | 300,700 | | | | 469,700 | | 770,400 | | | | | | | |
| Total Card | | | | | | | 0.151 | | 300,700 | | | | 469,700 | | 770,400 | | Entered Lot Size | | | | | |
| Total Parcel | | | | | | | 0.151 | | 300,700 | | | | 469,700 | | 770,400 | | Total Land: | | | | | |
| Source: Market Adj Cost | | | | | | | | | Total Value per SQ unit /Card: | | 342.40 | | /Parcel: 342.4 | | | | Land Unit Type: | | | | | |

PREVIOUS ASSESSMENT

| Parcel ID | | | | | | | | | | 005.0-0001-0012.0 | |
|-----------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-------------------|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | |
| 2020 | 104 | FV | 301,500 | 0 | 6,599. | 469,700 | 771,200 | 771,200 | Year End Roll | 12/18/2019 | |
| 2019 | 104 | FV | 324,200 | 0 | 6,599. | 525,300 | 849,500 | 849,500 | Year End Roll | 1/3/2019 | |
| 2018 | 104 | FV | 323,200 | 0 | 6,599. | 383,100 | 706,300 | 706,300 | Year End Roll | 12/20/2017 | |
| 2017 | 104 | FV | 302,800 | 0 | 6,599. | 333,700 | 636,500 | 636,500 | Year End Roll | 1/3/2017 | |
| 2016 | 104 | FV | 302,800 | 0 | 6,599. | 284,300 | 587,100 | 587,100 | Year End | 1/4/2016 | |
| 2015 | 104 | FV | 251,900 | 0 | 6,599. | 278,100 | 530,000 | 530,000 | Year End Roll | 12/11/2014 | |
| 2014 | 104 | FV | 251,900 | 0 | 6,599. | 228,600 | 480,500 | 480,500 | Year End Roll | 12/16/2013 | |
| 2013 | 104 | FV | 262,100 | 0 | 6,599. | 217,500 | 479,600 | 479,600 | | 12/13/2012 | |

SALES INFORMATION

| TAX DISTRICT | | | | | | | | | | PAT ACCT. | | | | |
|-----------------|-----------|------|-----------|-------------|--|------------|--|----|-----|-----------|--|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | | Sale Price | | V | Tst | Verif | Notes | | | |
| DESMOND MARY R | 75618-508 | 1 | 9/15/2020 | Convenience | | | | 1 | No | No | Mary R Desmond transferred her 1/3 remainder | | | |
| MAC NEILL WARRE | 55532-411 | | 10/5/2010 | Family | | | | 1 | No | No | | | | |
| | 7748-202 | | 1/1/1901 | Family | | | | No | No | N | | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|---------|--------|-----|------------|----------|------------|---------|
| 11/4/2017 | | | | | | | | |
| 1/31/2009 | | | | | | | | |
| 10/27/2000 | | | | | | | | |
| 9/20/1999 | | | | | | | | |
| 8/26/1993 | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 11/4/2017 | MEAS&NOTICE | HS | Hanne S |
| 1/31/2009 | Meas/Inspect | 345 | PATRIOT |
| 10/27/2000 | Hearing N/C | 163 | PATRIOT |
| 9/20/1999 | Meas/Inspect | 197 | PATRIOT |
| 8/26/1993 | | PC | PHIL C |

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------------------|--------------------------|-----------------|---------------------------|-----------------------|------------------------|----------------------|--|------------------------------------|----------------------|----------------|------------------|-------------------|----------------------|--------------------------|----------------------|------------|--------------|------|-----------------|------|-------------|-----------|------------------------|--------------|----------|--------|---------|--|----|-------|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | | | | | | | | |
| Type: 14 - Multi-TnHs | 2A - 2 Sty +Attic | Full Bath: 2 | Rating: Average | A Bath: | Rating: | | | | | | | | | 6 | 4 GPF | 6 | 4 GPF | 6 | | | | | | | | | | | | | | |
| (Liv) Units: 2 | Total: 2 | 3/4 Bath: | Rating: | A 3QBth: | Rating: | | | | | | | | | 18 | FFL | BMT | | | | | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | Frame: 1 - Wood | 1/2 Bath: | Rating: | A HBth: | Rating: | | | | | | | | | 5 | 26 | 5 | | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | Sec Wall: | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | Roof Cover: 1 - Asphalt Shgl | Kits: 2 | Rating: Average | A Kits: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Color: WHITE | View / Desir: | Fpl: | Rating: | WSFlue: | Rating: | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | OTHER FEATURES | | | | 1st Res Grid Desc: Line 1 # Units: 2 | | | | | | | | | | | | | | | | | | | | | | | | |
| Grade: C - Average | Year Blt: 1920 | Eff Yr Blt: | Alt LUC: | Level: | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | | | | | | | | | | | | | | | |
| Jurisdct: | Fact: . | Const Mod: | Lump Sum Adj: | Other: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Upper: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Lvl 2: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Lvl 1: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Lower: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Totals: | RMs: 12 | BRs: 6 | Baths: 2 | HB | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | CONDOS INFORMATION | | | | REMODELING | | | | | | | | RES BREAKDOWN | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | Prim Int Wall: 2 - Plaster | Sec Int Wall: | % | Location: | | | | | | | | | | | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | | | |
| Partition: N - Typical | Prim Floors: 4 - Carpet | Sec Floors: 2 - Softwood | 25 % | Total Units: | | | | | | | | | | | | | Interior: | 2 | 6 | 3 | | | | | | | | | | | | |
| Const Mod: | Lump Sum Adj: | % Own: | | Floor: | | | | | | | | | | | | | Additions: | | | | | | | | | | | | | | | |
| | | | | Name: | | | | | | | | | | | | | Kitchen: | | | | | | | | | | | | | | | |
| DEPRECIATION | | | | Phys Cond: FA - Fair-Avg | 35. % | Functional: | % | Economic: | % | Special: | % | Override: | % | Total: | 35.6 % | Plumbing: | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | Electric: | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | Heating: | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | General: | | | | | | | | | | | | | | | | | | |
| CALC SUMMARY | | | | COMPARABLE SALES | | | | | | | | | | | | | | | | SUB AREA | | | | SUB AREA DETAIL | | | | | | | | |
| | | | | Basic \$ / SQ: 140.00 | Size Adj.: 1.16169596 | Const Adj.: 0.87326908 | Adj \$ / SQ: 142.026 | Other Features: 101500 | Grade Factor: 1.00 | NBHD Inf: 1.00000000 | NBHD Mod: 1.00 | LUC Factor: 1.00 | Adj Total: 466955 | Depreciation: 166236 | Deprecated Total: 300719 | Rate | Parcel ID | Typ | Date | Sale Price | Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | |
| | | | | WtAv\$/SQ: | AvRate: | Ind.Val: | | Juris. Factor: | | Before Depr: 142.03 | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Special Features: 0 | | Val/Su Net: 80.44 | | Final Total: 300700 | | Val/Su SzAd: 146.54 | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Net Sketched Area: 3,738 | | Total: 365,455 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Size Ad: 2052 | Gross Are: 4332 | FinArea: 2250 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | PARCEL ID 005.0-0001-0012.0 | | | | | | | | | | | | | | | | IMAGE | | | | AssessPro Patriot Properties, Inc | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | | | | | | | | | | | | | | |
| More: N | Total Yard Items: | Total Special Features: | | | | | | | | | | | | Total: | | | | | | | | | | | | | | | | | | |